

LET PROPERTY PACK

INVESTMENT INFORMATION

Ruskin Avenue ,Wigan,
WN3

221986005

 www.letproperty.co.uk





Property Description

Our latest listing is in Ruskin Avenue ,Wigan, WN3

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £176,000.00 and borrowing of £132,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 176,000.00

25% Deposit	£44,000.00
SDLT Charge	£9,820
Legal Fees	£1,000.00
Total Investment	£54,820.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£950
Mortgage Payments on £132,000.00 @ 5%	£550.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£95.00
Total Monthly Costs	£660.00
Monthly Net Income	£290.00
Annual Net Income	£3,480.00
Net Return	6.35%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£1,580.00**
Adjusted To

Net Return **2.88%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£840.00**
Adjusted To

Net Return **1.53%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £170,000.



£170,000

3 bedroom semi-detached house for sale

Haddon Road, Goose Green, Wigan, WN3

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Oct 2020 to 5 Mar 2021 (136 days) by Purplebricks, covering the North West

+ Add to report



£170,000

3 bedroom semi-detached house for sale

Bentinck Street, Wigan, WN3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Aug 2025 by Breakey & Co, Wigan

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

3 bedroom semi-detached house

Ruskin Avenue, Goose Green, WN3 5LS

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Feb 2025 to 28 Mar 2025 (42 days) by Regan & Hallworth, Standish

+ Add to report



£950 pcm

3 bedroom terraced house

Wigan, Wigan, WN3

NO LONGER ADVERTISED

Marketed from 23 May 2025 to 28 May 2025 (4 days) by OpenRent, London

+ Add to report

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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